

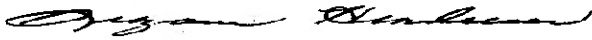
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Tarrant County Texas

Official Public Records

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Suzanne Henderson

Submitter: ACS

Store #995

INITIAL SHORT FORM LEASE

LEASE between **DB TEXAS QT, LLC**, a Nevada limited liability company, with its principal office located at **7400 Bryan Canyon Road, Carson City, Nevada 89704** ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at **4705 S. 129th E. Ave., Tulsa, Oklahoma 74134-7008** ("LESSEE").

WITNESSETH

BY WRITTEN LEASE dated **August 26th, 2010**, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in **Dallas County, State of Texas**, (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the date Lessee's store is completed, equipped and open for business or all construction costs have been paid in full, whichever occurs last, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 26th day of August, 2010.

LESSOR:**LESSEE:****DB TEXAS QT, LLC****QUIKTRIP CORPORATION**By: 

Dan W. Burns
Managing Member

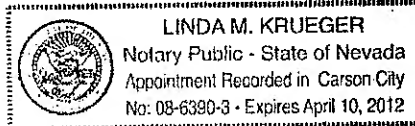
By: 

Jeffrey T. Hoene
Corporate Director of Real Estate

STATE OF Nevada)
COUNTY OF Carson City) SS.

This instrument was acknowledged before me on this 20th day of August, 2010, by Dan W. Burns, to me personally known, who, being by me duly sworn, did say that he is the Managing Member of DB Texas QT, LLC, and Dan W. Burns acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Linda M Krueger
Notary Public



My commission expires: _____

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

On this 20th day of August, 2010, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Melissa Callahan
Notary Public in and for said County and State

My Commission Expires: _____



Exhibit "A"
Legal Description

Being a tract of land located in the City of Irving, Dallas County, part of the Jane Bean Survey, Abstract No. 143, and being all of Lot 1, Block A, QT 995 Addition, an addition to the City of Irving according to the plat thereof recorded as County Clerk's File No. 201000024998, Deed Records, Dallas County, Texas.